



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Planning Commission Workshop

Thomas J. Wester, Chair

John Hicks, Vice Chair

Bobbie Burba

Rick Duff

Joe Keehner

Donald R. Shepherd

Michael Suriano

Krystal Gonchar, Deputy Clerk of Council

Wednesday, November 28, 2018

6:30 PM

City Hall, Committee Room

OPEN MEETING

Vice Chair, Hicks called the meeting to order at 6:30 p.m. with all members and applicant, Kris Balow present. Hicks stated the intent of the workshop is to give the applicant an opportunity to answer questions that the members had from the last meeting.

APPLICATIONS

[V-0024-2018](#)

To consider a variance application to vary sections 1141.08(c) Side Yard Setback, to allow for a reduced side yard setback, and 1141.08(b) Yard Requirements, to allow for an increase in height for a detached garage; for property located at 1475 Harrison Pond Drive; Parcel ID No. 025-010991-00; current zoning SF-2; Kristopher Balow, applicant.

Hicks asked the applicant, Balow, if he received the list of questions from the last meeting. Balow confirmed and apologized for not being able to attend the last meeting; stated for the question, did he look at other avenues, the answer is yes. Balow stated that he has been going through this for 3 months trying to get the garage to the look of the house and neighborhood; also have to consider the cost. He stated that when looking at 15' height restrictions, it didn't match the look of the homes in the neighborhood; it didn't match the slope of the other garages; did put together a rendering that showed the pitch, and in those images it looks out of place. Balow presented the rendering for the Commission to view; said that the pitch looked so out of place that he would not pay someone to build it; said he understands that there would be no need for variance if the garage were attached to house, but he didn't like the aesthetics of that either; said it was originally his first choice to attach to house but did not like the look of it; there's also a 40 percent increase in cost if

attached to house; also has to think about what HOA would allow.

Wester asked if the HOA has restrictions on height. Balow said aesthetics only: color and size. Wester asked if HOA has signed off on the design. Balow said this is step 1; that design plans are required by HOA, but doesn't want to pay for plans if this variance is not approved.

Keehner asked Blackford to clarify the definition of "attached"; asked if lattice will count. Blackford said Building Division said it would meet code, but not sure what the aesthetics would look like for that.

Suriano said if the attachment was just to meet the letter of the law, that would not make sense; wouldn't necessarily look good either; understands the applicant's desire and the hardship of attaching to the home.

Keehner asked if the applicant still wants the steeper pitch. Applicant confirmed; said no home in the neighborhood has short peak of 15'.

Hicks called for any more questions from the Commission and asked if the applicant had anything more to add. There were no additional comments.

ADJOURNMENT

Meeting adjourned at 6:38 p.m.